



## NEWLY BUILT PENTHOUSE WITH SWIMMING POOL – ELLINIKO, ATTICA

**PRICE: 950.000 €**

**REF Nr: 10000-AEL**

**CAPITAL PROPERTIES**  
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ATTICA

This new residential building will be located in one of the most talked about future developments in the coastal area of Athens, Elliniko. Here, during the next years, the construction and development of one of the largest urban parks in Europe is expected. The Elliniko Metropolitan Park plays a dominant role in the development of the entire area of the former Elliniko airport and whole South of Athens and it will become a reference point for all of Europe. The park will be open and accessible to all, will feature high aesthetics of landscape architecture, and will contain cultural, sports and educational facilities. As for the Elliniko area in general, it should be noted here that this is a seaside municipality with a well-developed infrastructure: there are organized beaches along its coastline, a large number of parks and squares, schools and kindergartens, shops and supermarkets, cafes and restaurants. Public transport is also easily accessible in the area: from here you can easily reach the neighboring municipalities, the center of Athens, the port of Piraeus and the international airport of Athens "Eleftherios Venizelos". Proximity to the sea and the prestige of the area as a new and rapidly developing area also have their value when choosing to buy a property here. This new building will be located in the center of Elliniko. This a residential complex where, both during its design and during its construction, emphasis was placed on modernity, functionality and elegance. The building is characterized by its minimalistic design, thoughtfulness of all details and the care of architects and builders to preserve the best aesthetic views of the future park. The building will be luxurious and elegant both outside and inside. All construction work will be carried out by experienced construction companies in accordance with all existing and statutory rules and regulations, using the highest quality materials and under the supervision of a responsible engineer and inspectors. This apartment with an attic has an area of 174 sq.m. and it is located on the 4th and 5th floors of the building. On the lower level (136 sq.m.) there is a spacious living room with separate seating and dining areas, a kitchen, two bedrooms and a bathroom, there is also an additional guest toilet. All rooms on this level have balconies. An internal staircase leads to the upper level (38 sq.m.) which can be used as another spacious bedroom, or as a second living room or lounge/playroom. There is also another wc here. From this level of the apartment there is an access to a private swimming pool, as well as a large terrace, the right to use of which belongs exclusively to the residents of this apartment. There is a storage room at the basement of the building. This apartment has 2 parking spaces in the underground garage.

**Building area:** 174 m<sup>2</sup>

**Levels:** 2

**Bedrooms:** 3

**Bathrooms:** 2

**Built:** 2023

**Energy Performance Certificate:** A

- Air conditioning
- Attic
- Boiler
- City view
- Electric shutters
- Elevator
- Fire detection system
- Garage
- Garden (shared)
- Internal stair case
- Luxury
- Mountain view
- Near metro
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Park view
- Parking
- Playroom
- Private swimming pool
- Roof garden
- Safety door
- Sea View
- Seaside
- Smart Home
- Solar panels
- Solar water panels
- Sound insulation
- Storage room
- Terrace
- Thermal insulation
- Underground parking
- Ventilation system
- Wheelchair access
- Window screens

